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project: Bungalows for the Disabled Ph5
file ref: 200977/E1
date: August 2008
by: WTH

## Design and Access Statement

Proposed Development of three Bungalows for the Disabled for Yorkshire Housing.

Site Between Nos 43 & 45 Coronation Drive, Birdwell, Barnsley
Planning Submission August 2008

Background

This project is to provide accommodation for people currently registered on Berneslai Homes waiting list. It is intended for families who desire to stay in their own locality.

Existing Site

The site is owned by Barnsley M.B.C. and currently occupied by rented garages. An adopted access to No 43 Coronation Drive also leads to a tarmac central area of the site with the garages around. The areas behind and between the garages have not been maintained and have become very overgrown with weeds, shrubs and self-seeded bushes.

The site falls gently from north-east to south-west and from front to rear. This dictates a drainage connection 'downhill' to a public combined sewer crossing Coronation Drive just beyond no 43.

Enclosure

The garages are enclosed on the south-east by a curving brick wall with piers and infill panels topped by decorative concrete blocks, which will be removed under the proposals. There is a wide tapering grass verge in front to the site boundary at back of footpath.

The rear boundaries are marked by metal fences with overgrown hedges, individual bushes and semi-mature trees. There are two large mature trees outside the site at the end of the access to no 43. The trees are part of the local landscape character and are not affected by the development.



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Neighbours

The site is abutted on the north-east by no 45 Coronation Drive who has a stable at the rear for a horse kept in the field to the north-west. An extension to the property has 'landlocked' the rear garden and a right of access has been acquired across the garages court. Barnsley M.B.C. Asset Management have negotiated with the owner for them to purchase a 3.0m wide strip adjacent to their boundary to maintain this access.

No 43 Coronation Drive uses the adopted access abutting the north-west of the site. This will not be used or affected by the development.

Design Strategy

The site lies between an area of detached bungalows to the east and predominantly semi-detached houses to the west. The development maintains the existing fabric by extending the row of detached bungalows facing onto Coronation Drive. Vehicle access to each property is taken directly off Coronation Drive via new crossings.

The frontages have low level perimeter bow top railings and gates, a brick wall is proposed to the access strip to no 45 and the rears are secured by generally 2.0m high fences and gates.

Buildings

The requirement is for three fully wheelchair accessible bungalows, each with a carport and space to park an additional vehicle. Level covered access is provided to each. The properties are designed to comply with Sections 6 - 10 of Part M of the Building Regulations, the Housing Corporation Design and Quality Standards and Housing Quality Indicators Version 4 April 2007 with particular reference to the 'accessibility' sections and associated National Housing Federation Standards and Quality, and Wheelchair Housing Design Guide.

The external design with traditional pitched hipped roofs and materials are chosen to be in keeping with the surrounding area; a facing brick for the walls, and plain concrete tile for the roofs. Southerly facing roofs will have mounted on them solar collector panels to assist with water heating.

The properties will be built, owned and managed by Yorkshire Housing and will not be offered for sale or shared ownership at any time, ensuring Berneslai Homes retain the nominations to meet the needs of residents with physical disabilities in future years.

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